



**Furry Creek Update:
Presentation to the Howe Sound Community Forum**

PRESENTATION OUTLINE

Introduction of Fine Peace Holdings (Canada) Ltd.

Furry Creek today:

Golf course and clubhouse

Oliver's Landing

Marine facilities

Commercial facilities

Public open space network

Public transportation

Community Design Workshop-January 2018

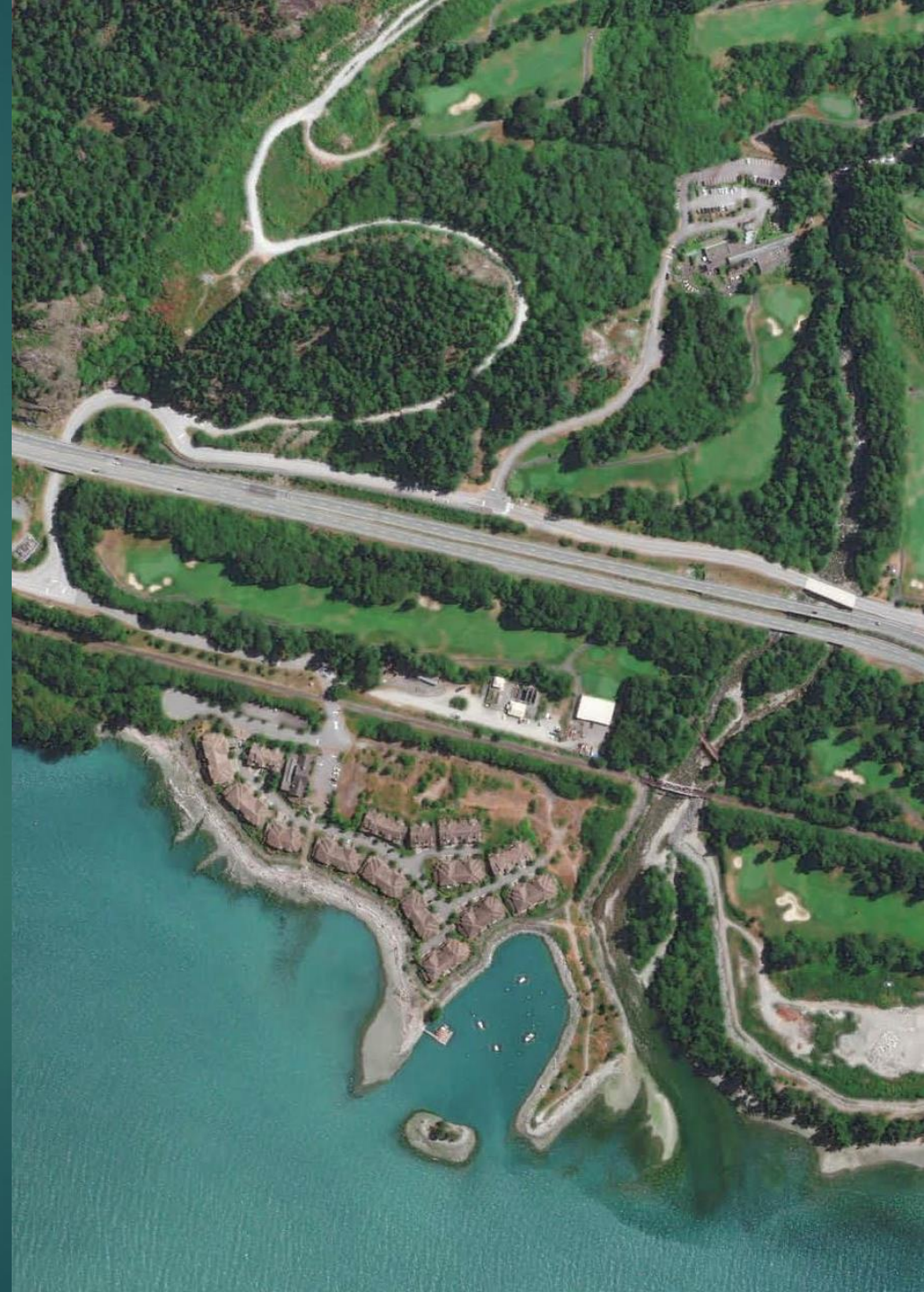
Furry Creek tomorrow:

New housing choices

New neighbourhood commercial and resort

Improved marine facilities/public open space network

Improved public transportation



FURRY CREEK |



Fine Peace has acquired 175 acres of golf course and waterfront properties previously owned by Golf BC but not Tanac Lands owned by Wesgroup

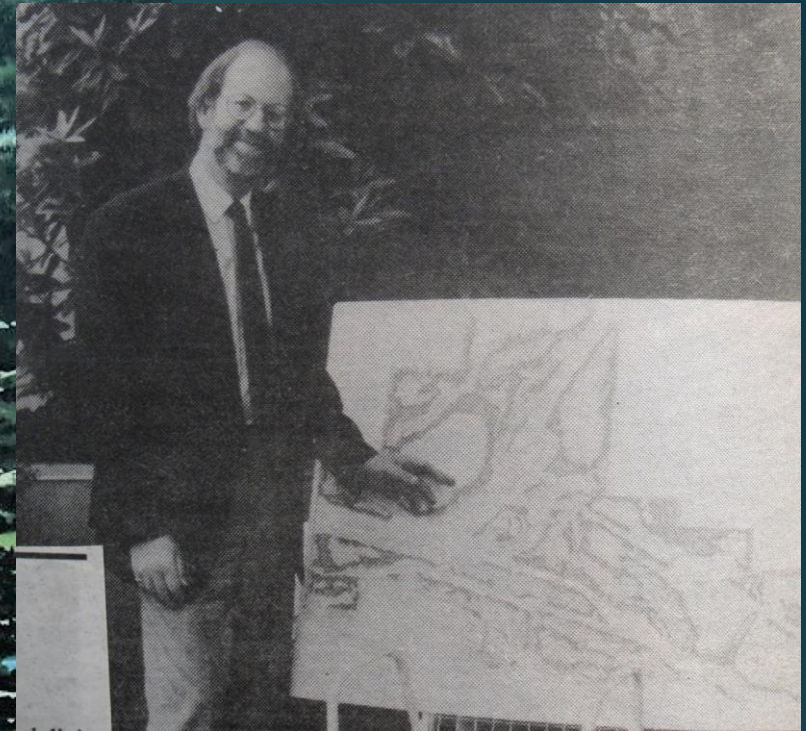
INTRODUCING FINE PEACE HOLDINGS (CANADA) LTD AND ITS AFFILIATED COMPANY GENTLE GROUP

- ▶ a large scale group undertaking real estate development, property management, financial investment, cultural tourism, healthy lifestyle communities
 - ▶ Founded in 1999, a renowned real estate enterprise in Guangxi, with offices in Vancouver and Australia
 - ▶ Mission is to create leisure-oriented residential communities offering a healthy and green living lifestyle
 - ▶ an industry leader in this type of community development in China
- Website: <http://www.gxgentle.com/>





**One of its complete new resort-oriented towns comprising
40 million sq.ft. of development**



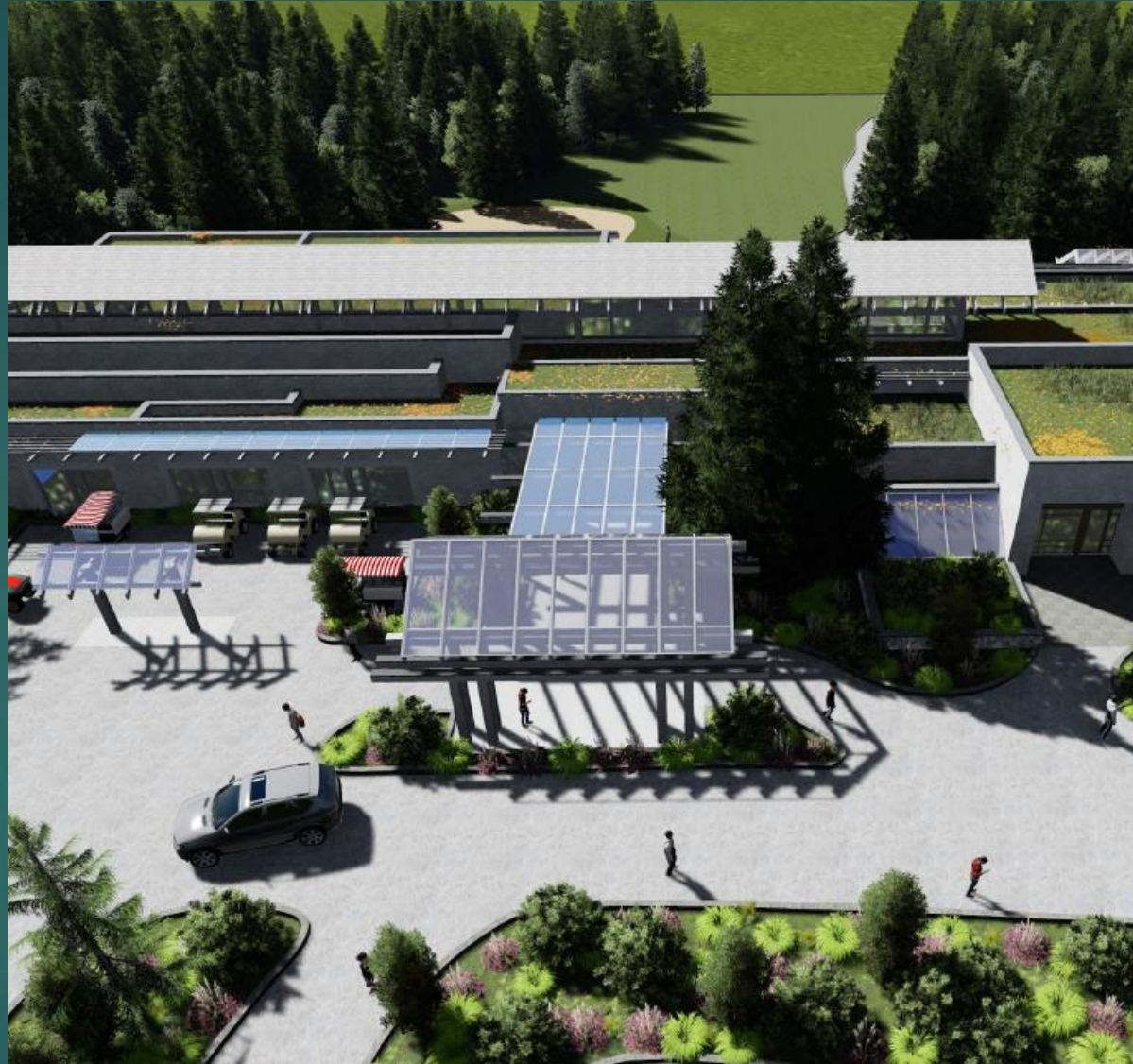
*Presenting plans to SLRD
Summer 1990*

**Artist's illustration of how Furry Creek might appear when completed
Prepared by Michael Geller & Associates Limited, October 1990**

The Clubhouse



A number of short-term, and longer-term improvements and expansions are either underway or being considered



Short-term improvements have included relocating the pro-shop to the upper level and creating a more attractive covered entry





**Work is already underway to improve the golf course
and make it more playable**



Oliver's Landing: 56 of 250 units approved for waterfront completed





In January Fine Peace organized a 2-day Community Design Workshop. 130 Oliver's Landing and Uplands residents participated over the two days

What we heard: housing

- ▶ Finish Lot 1 as soon as possible
- ▶ Concern about a 4-storey mixed use building on Lot 4
- ▶ Good support for conversion of townhouse-only to single-level apartment buildings with townhouse-style units at base
- ▶ Broader housing choices, improved floodproofing and less paved surfaces appealing
- ▶ Building heights should relate to trees (generally up to 8 storeys)
- ▶ Taller signature building overlooking 14th hole could be attractive



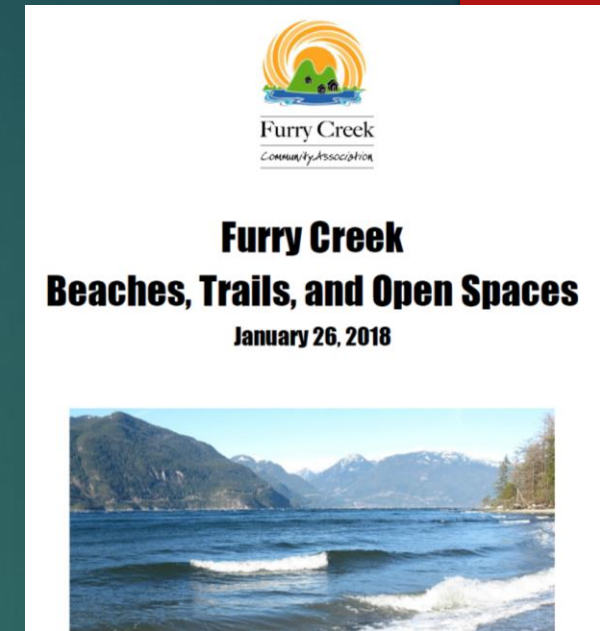
What we heard: resort, commercial, marine

- ▶ Strong support for a resort, especially if it could have broader appeal (not just exclusive spa)
- ▶ Residents should be allowed membership access to recreational facilities
- ▶ Support for neighbourhood commercial eg: general store and café. Another restaurant
- ▶ Location need not be on Lot 4. Explore other locations on Lot 1 or elsewhere in community
- ▶ Very little support for fully-serviced marina, especially in kayak club location



What we heard: transportation and public open space

- ▶ These were 2 most popular topics at workshop
- ▶ Need for a better interface between developers, strata, community residents, Ministry of Transportation and Infrastructure and SLRD regarded the provision and long-term maintenance of open spaces.
- ▶ Questions raised re: timing of community facility in Uplands
- ▶ Strong support for much-needed public transit to serve community
- ▶ Residents disagreed with BC Transit's position that it would be difficult to locate bus stops within the community
- ▶ Residents' report proposing trail system improvements presented to Fine Peace





AN OVERVIEW OF PROPOSED PLANS FOR THE GOLF COURSE, CLUBHOUSE, NEW HOUSING, COMMERCIAL, RESORT, AMENITIES AND PUBLIC OPEN SPACES





Future pro-shop



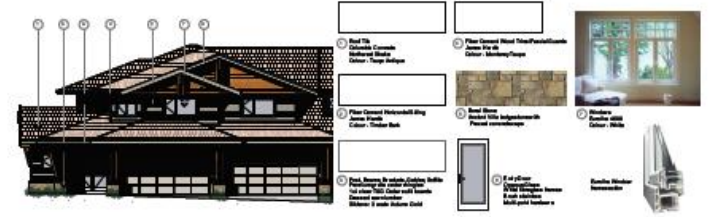
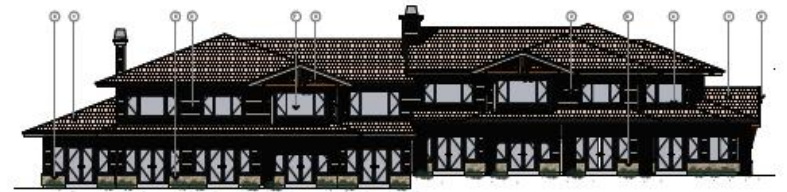
Possible future dining/bar area



Phase 2 Clubhouse improvements will include expansions of the food & beverage facilities. Permit applications have been submitted! 😊



Oliver's Landing Site Plan



Building 17 Elevations



Typical Duplex





Mixed-Use Building - Lot 4 Oliver's Landing



Upper Floor



COMPLETION OF OLIVER'S LANDING Lot 4 A neighbourhood market and cafe



In planning Lot 2, the next waterfront phases, careful consideration will be given to views of existing residents as well as for those driving along the highway...



And golfers too!



Earlier plan showing Lot 2 developed with townhouses as per earlier concept



Option 1 - Apartment and Townhouse Development



Option 2 - Apartment Development

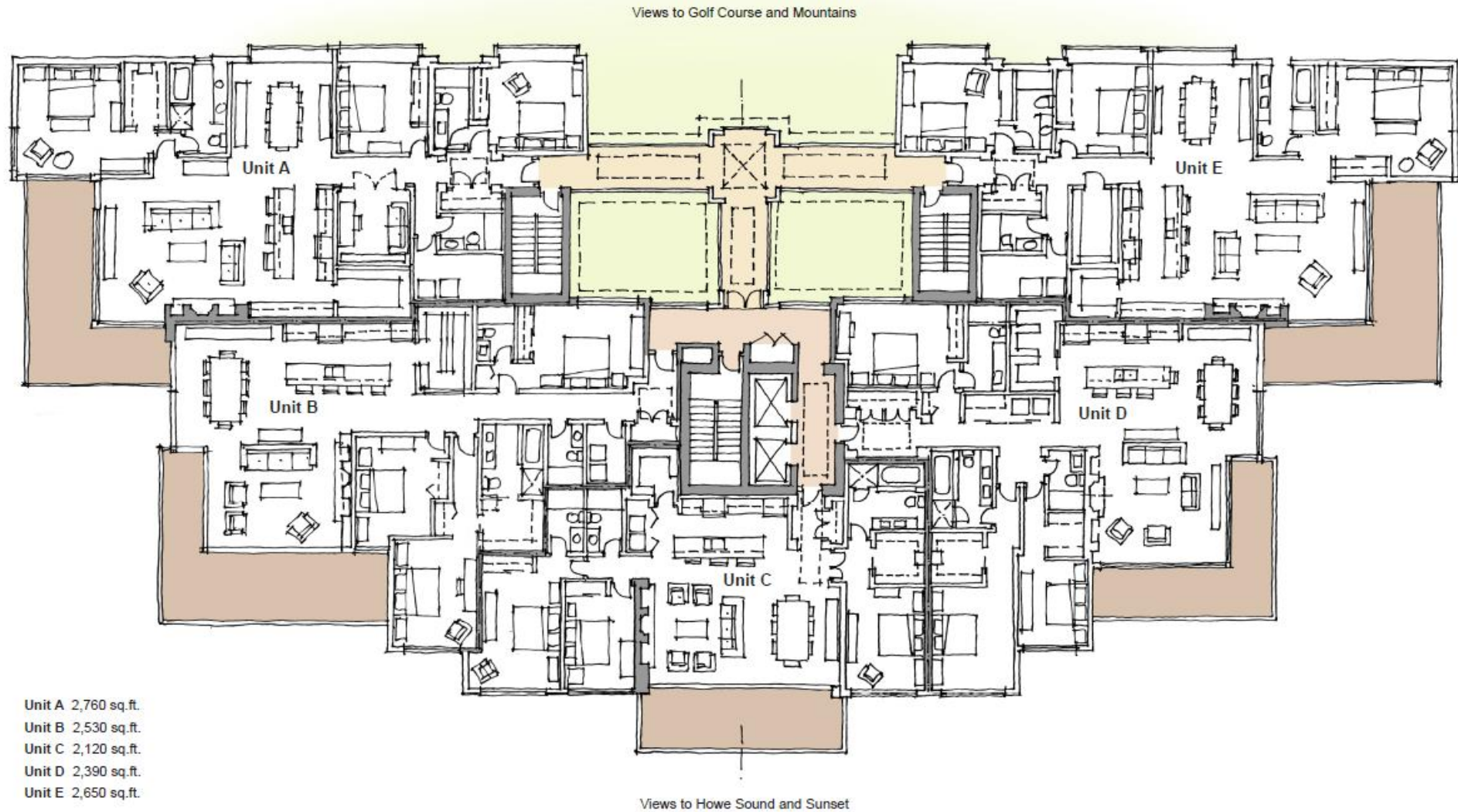


Elevation

FURRY CREEK Lot 2, Low to Mid-Rise Development

Fine Peace







Note: images are presented for discussion purposes only and changes will be made as input is received from the community and government authorities.







Preliminary concept for signature building overlooking signature 14th hole





Large balconies and terraces for those moving out of houses

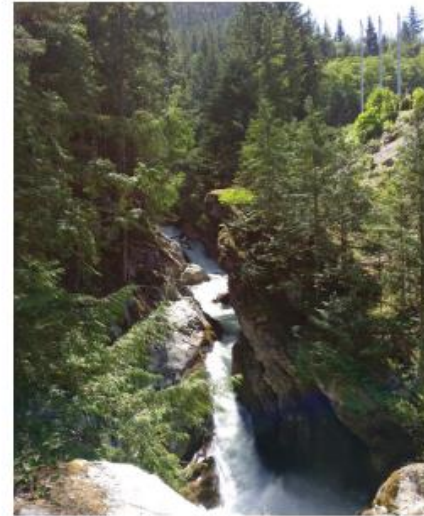
A proposed boutique resort hotel and spa



A new mid-rise resort hotel and spa is proposed beside the clubhouse, with a similar design character



Existing Golf Club and Proposed Hotel Site Plan



Technical issues being addressed:

- Sewer and water
- Floodproofing from creek and ocean
- Geotechnical considerations
- Environmental protection/enhancement
- Design of roads and bridges
- Internal transportation
- Phasing of construction



We are also working to address some community concerns:

- Desire for CN Whistle cessation
- Desire for legal public access to the beach
- Improvements to the deck at the end of the spit
- Installation of toilet facilities for beach users



An aerial photograph of a golf course and resort development. The image shows a large body of water on the left, a multi-lane highway running horizontally across the middle, and a golf course with green fairways and sand traps. Several buildings, including a clubhouse and a resort hotel, are visible. The text is overlaid in white on a dark teal background.

Clubhouse upgrades and Resort hotel

Completion of Lot 1 and Lot 4

Phased development of Lot 2

Phasing and timetable to be agreed upon with authorities



We now welcome your comments, questions, and suggestions